

The regular meeting of the San Anselmo Planning Commission was called to order by Acting Chairman Stan Hayes at 8:03 p.m. on February 4, 1985. L. Wight of staff present.

1. ROLL CALL

Commissioners Present: Bergeson, Harle, Kroot, Hayes

Commissioners Absent: Heubach, Sousa, Sharp

2. APPROVAL OF MINUTES

Commissioner Bergeson suggested the following changes:

Page 2; par 4, 1st sentence: Change "reduce costs" to "increase revenues".

Page 5: At end of motion: Add: Motion passed with 5 aye votes, Commissioner Sharp voted No.

M/S Bergeson, Kroot to approve minutes of January 21, 1985 as amended. Passed with 3 aye votes. Commissioner Harle abstained.

3. PUBLIC HEARINGS

A. V-2039 - Richard Holderness

Mr. Holderness explained the encroachment by saying he wishes to cover his carport which is now in the public right-of-way. He said the trees cause the need for the encroachment; the garage is at the edge of the right-of-way and not in the traveled way. He said the tree he wished to remove leaned over the present carport and would have to be removed prior to covering it. He also said the tree was rotting at the base and was hazardous.

M/S Kroot, Bergeson, to approve V-2039, application of Richard Holderness, 5 Alto Avenue, A/P 6-11999-20, for a 20 foot frontyard variance and a 4.5 foot sideyard variance to construct a carport within zero feet of the front property line (to encroach two feet into the right-of-way) and 3.5 feet of the side property line; a 16 foot frontyard variance and a seven foot sideyard variance to construct a storage area within four feet of the front property line and one foot of the side property line; a seven foot frontyard variance and an eight foot sideyard variance to construct a covered stairway within 13 feet of the front property line and zero feet of the side property line, on the basis that granting the variance is necessary for the preservation and enjoyment of substantial property rights; granting of this variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved and will not be materially detrimental to the public welfare of injurious to property or improvements in said neighborhood. Special circumstances are the configuration of the site and existing location of the residence. Passed unanimously. P/C 2-04-85

B. S-96 Lehrer & Sons, Inc. Laurel Canyon

Staff recommended approval.

Mr. Ray Foreaker, Engineer for the applicant, explained the need to rearrange lot lines so that each lot contains a minimum of three acres in order to qualify for a PUC exception to the undergrounding requirement for electric lines. Mr. Foreaker stated the soils consultant recommended a minimum amount of trenching. Staff had

requested individual underground service for each dwelling; and the applicant was agreeable.

M/S Harle, Bergeson, to approve S-96, application of Lehrer and Sons, Inc., Laurel Canyon, between Redwood Road and Laurel Avenue, A/P 7-131-15, 7-142-01 and 7-182-03, amendment to the tentative map previously approved to relocate the lot lines (total lots to remain five) in accordance with the drawing received January 17, 1985 by the Town of San Anselmo on the basis it is conformance with the General Plan and offers no difficulty to other uses in the area. Passed with three aye votes. Commissioner Kroot abstained.

Lehrer and Sons, Inc., Laurel Canyon

M/S Harle, Bergeson to approve application of Lehrer and Sons, Inc., Laurel Canyon, between Redwood Road and Laurel Avenue, A/P 7-131-15, 7-142-01 and 7-182-03, for an exception to the requirement for undergrounding of utility lines (service laterals to be undergrounded) on the basis that considering the geology of the area, additional excavation seems to present safety problems and the exception would benefit both these and other properties in the area. Passed with three Aye votes. Applicant notified of the ten day appeal period for both applications. Commissioner Kroot abstained. P/C 2-04-85

C. U-598 - Kenneth J. Piro . 318 Butterfield Road
V-2040 Kenneth J. Piro 318 Butterfield Road

There was no one present to represent the applicants.

M/S Harle Bergeson U-598 and V-2040 for Kenneth J. Piro be continued until the next regular meeting of March 4, 1985. Passed unanimously.

At this point Chairman Hayes said he would like to explain why items were being approved with three votes. He said that although it took four members to constitute a quorum, only a simple majority was required to approve an application.

D. PP-5 - Philip and Barbara Tamarkin

Mr. and Mrs. Tamarkin were present with their architect, Morris Finisey.

Mr. Steven Vanning, 90 Chester Avenue, Fairfax, said he was representing Richard Weisner, 164 Oak Springs Drive, who is the property owner adjacent to the proposed site. He said Mr. Weisner hoped Plan A would be approved. He objected to Plan B because of possible drainage problems.

Mr. Weisner said he does not have a water problem at the moment and was concerned over paving and additional construction which might present a water problem. He said he is also concerned with the 4-wheel drive vehicles and bikers which come up the hill to race and tear apart the open space. He felt Plan A would inhibit this activity. He said Plan A was a really nice way to go.

Mr. Tamarkin said he shared Mr. Weiner's concern about the water. He said he proposed an easement to Kite Hill which he would deed to the Town through the fire road for vehicles for maintenance and pedestrian access. He said there would be a gate across the easement which would be accessible to Town personnel. He pointed out these were preliminary designs only.

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Commissioner Hayes said he was uncomfortable with two units on this site from the beginning of the Hillside Density Ordinance. He felt Plan B is unsafe. He also said a single story was as much as he would be willing to look at in the future. He said a low profile was dictated by the site.

Architect Finisey said he would have reservations about agreeing to a single story structure.

Mr. Tamarkin said the soils report was only preliminary.

Jonathan Braun, Scenic Avenue said he had worked very hard on the open space committee to obtain funds to buy kite hill and he said he felt Plan A impinged on Kit Hill; he said two houses would really diminish the quality of the hard-won spot up there. He said he felt Plan A less attractive and Plan B would be to the Town's best interest in preserving the open space.

Commissioner Bergeson said he was having some problems with the preservation of Kite Hill and would like to view the area again. He requested the application be continued until the next meeting.

Commissioner Hayes asked if it would be possible to see a little more vertical detail of the proposed structures.

M/S Bergeson, Kroot, to continue PP-5, application of Philip and Barbara Tamarkin, Oak Springs Drive, next to Kite Hill, A/P 5-011-64, preliminary plan review of two single family dwellings in an R-1 H District until the next regular meeting on March 4, 1985. Passed unanimously.

P/C 2-04-85

4. WORKSHOP ITEMS

A. Planning Program

Commissioner Bergeson submitted a priority list to the other Commissioners of his ideas for Consultant John Roberto.

The Commission agreed advance planning, working on getting the conflicts resolved and work on the housing element were the most important categories.

The fee study was discussed, and it appeared to the Commission that the Town Administrator was proceeding with that resolution.

Staff to check Roberto's progress to see if he has something to present to the Commission on March 4th.

B. Fraser/Horn Property off Redwood Road O'Hare Property and Ernst Property on Redwood Road

Staff reported there were no actions pending on any of these properties and it was felt it would be a good time to schedule a Public Hearing for possible rezoning to Hillside Density.

M/S Harle, Bergeson, to set for Public Hearing on March 4, rezoning of Redwood Hills and the O'Hare and Ernst Property on Redwood Road to R-1 H.

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At 9:55 p.m. the meeting adjourned to the next regular meeting of March 4, 1985.

Thelma Foster